



# County of San Diego

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## **NOTICE OF ADDITIONAL INFORMATION REGARDING CARBON OFFSET PROTOCOLS FOR GREENHOUSE GAS EMISSION REDUCTION FOR OTAY RANCH RESORT VILLAGE (VILLAGE 13)**

August 20, 2020

NOTICE IS HEREBY GIVEN that the County of San Diego is providing public disclosure of and requesting public comment on the carbon offset protocols to be used as mitigation of the Otay Ranch Resort Village (Village 13) project's greenhouse gas impacts. The proposed offset protocols and related documentation (including refined mitigation text and global responses) are available for review at:

<https://www.sandiegocounty.gov/content/sdc/pds/cega/OtayRanchVillage13.html>

Comments must be sent to the PDS address listed below and should reference the project number and name.

**OTAY RANCH RESORT VILLAGE: PDS2004-3810-04-002 (SPA), PDS2004-3810-04-003 (GPA), PDS2004-REZ-3600-04-009 (REZ), PDS2004-3100-5361-VTM, ENV. LOG NO. PDS2004-3910-04-19-005, SCH NO. 2004101058**

The Village 13 project is a proposed mixed-use development located on an undeveloped 1,869-acre site on the southern portion of an area within the 23,000-acre Otay Ranch master planned community, as previously described and evaluated in the County-certified 1993 General Development Plan/Subregional Plan Final Program EIR. The project's proposed land uses include: 1,881 single-family residences on roughly 525 acres; a roughly 14-acre mixed use site that includes 57 multi-family residences and 20,000 square feet of commercial/office uses; 29 acres of park land (private/public); a 17-acre resort site including 200 guest rooms and up to 20,000 square feet of ancillary commercial uses; an approximately 2-acre public safety site for a fire station/sheriff storefront; a 10-acre elementary school site; 144 acres of manufactured and conserved open space; 1,089-acres of Preserve open space; and 39 acres for roadways.

Project permit applications include: a General Plan Amendment that would amend the Regional Category and Land Use Designation, the Mobility Element, and the Otay Ranch Subregional Plan (Otay Ranch SRP); a Specific Plan, as required by the Otay Ranch SRP, to describe the project land uses, public facilities and services, development regulations, and project implementation strategies; a Zone Reclassification to reflect changes in the development footprint from that originally anticipated; and a Tentative Map to implement the proposed project.

### **Carbon Offset Protocols**

Project mitigation measures M-GCC-7 and M-GCC-8 provide for the use of carbon offsets to mitigate greenhouse gas emissions. This notice is for public disclosure of and invitation to

comment on the new Attachments “A” and “B” to M-GCC-7 and M-GCC-8. Attachment “A” includes copies of the manuals used by the registries named in M-GCC-7 and M-GCC-8 (Climate Action Reserve, American Carbon Registry and Verra) to administer their carbon offset programs. In addition, Attachment “A” identifies the carbon offset protocols and methodologies, developed and used by these three registries, which the County proposes to be eligible for use when reducing greenhouse gas emissions pursuant to M-GCC-7 and M-GCC-8. Attachment “B” includes a narrative explanation and chart describing how offset credits shall be reviewed and approved by the County. County staff will propose that the updated versions of M-GCC-7 and M-GCC-8, including Attachments “A” and “B”, be included in the project’s Final Environmental Impact Report, which the County of San Diego Board of Supervisors will consider for certification under the California Environmental Quality Act (CEQA) at a future public hearing. Updated iterations of Global Response R1: Carbon Offsets and Global Response R2: County of San Diego Climate Action Plan also are available for review.

For more information, please refer to the Reader’s Guide located at the Otay Ranch Village 13 web page:

<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/OtayRanchVillage13.html>

Comments must be received by the County no later than **September 18, 2020 at 4:00 p.m.** Comments may be submitted by mail to Planning & Development Services, 5510 Overland Avenue, Suite 310, San Diego, California 92123 attention Gregory Mattson, Project Manager at (858) 694- 2249 or by e-mail at [Gregory.mattson@sdcounty.ca.gov](mailto:Gregory.mattson@sdcounty.ca.gov) or Mark Slovick, Deputy Director at (858) 495-5172 or by email at [Mark.Slovick@sdcounty.ca.gov](mailto:Mark.Slovick@sdcounty.ca.gov).